

076.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,067,700 / 1,067,700

USE VALUE: 1,067,700 / 1,067,700

ASSESSED: 1,067,700 / 1,067,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
1		ADAMIAN PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEGREGORIO JEFFREY H & HEATHER
Owner 2:	
Owner 3:	

Street 1: 1 ADAMIAN PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ADAMIAN EDWIN & HERMINIE -

Owner 2: -

Street 1: 1 ADAMIAN PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 11,192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Brick Veneer Exterior and 2541 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11192		Sq. Ft.	Site		0	70.	0.68	4									529,034						529,000	

Total AC/HA: 0.25693

Total SF/SM: 11192

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 529,034

Spl Credit

Total: 529,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

APPRAISED: 1,067,700 /	1,067,700
USE VALUE: 1,067,700 /	1,067,700
ASSESSED: 1,067,700 /	1,067,700



!6322!
PRINT Date 12/10/20 Time 21:06:50
LAST REV Date 05/05/17 Time 10:34:44
ekelly
6322
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good			SINK/TOILET AND SHOWER IN BSMT.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 2	Rating: Good												
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: BRICK				A Kits:	Rating:												
View / Desir:				Fpl: 3	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1946	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:				Interior:		1	7	3					
Sec Int Wall:		%		Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 3	- Hardwood			Override:				Baths:									
Sec Floors: 4	- Carpet	25 %		Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.20970142				General:									
Electric: 3	- Typical			Const Adj.: 1.03762114													
Insulation: 2	- Typical			Adj \$ / SQ: 156.901													
Int vs Ext: S				Other Features: 137391													
Heat Fuel: 2	- Gas			Grade Factor: 1.10													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 564705													
% Com Wall		% Sprinkled:		Depreciation: 25976				Juris. Factor:		Before Depr:	172.59						
				Depreciated Total: 538728				Special Features: 0		Val/Su Net:	172.88						
								Final Total: 538700		Val/Su SzAd:	287.15						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 076.0-0003-0005.0																	
More: N	Total Yard Items:				Total Special Features:										Total:		
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	